

March 4, 2008

Mr. Ford called the Workshop meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mr. Mazza, Mr. Bischoff, Mr. Martin, Mr. Badenhausen,  
Mrs. Corcoran, Mr. Ryland, Mr. Ford

Members Absent: Mr. Taibi, Mr. Kirkpatrick

Others Present: Atty. Jeffrey Curzi, Mike Schengrund, Ron Cutlip

Mr. Ford announced there would be three informal applications. The first would be Mountain View Chalet.

Mr. Bischoff recused himself prior to the discussion. He is a friend of applicant.

**Mountain View Chalet: Block 5, Lot 24.02, 154 State Hwy. 173 West:** Atty. Curzi, representing Gatanis Foods, gave a brief overview of the concept plan. Applicant proposes replacing a 40-foot storage trailer with a structure to be used for storage. Seating capacity would not be increased. The restaurant and banquet facilities would be separated. A canopy and entranceway is proposed for the westernmost part of the Chalet. Bathrooms to be used by banquet patrons are proposed. A second story above the banquet hall would be added to be used for bridal parties. That area would be used as an office when not in use for the parties. Mr. Curzi had spoken with the former Zoning Official and the Construction Official. It was determined that applicant should come to the Board to ascertain if a formal site plan would be required. The storage area would be an expansion. Mr. Ryland asked if there would be a side yard encroachment. Mr. Curzi said a survey would be required to determine if there was encroachment prior to obtaining a building permit. Mr. Ryland asked if the proposed second floor would cover the entire new area. Atty. Curzi did not think it would. Mayor Mazza asked about handicapped-parking spaces. Mr. Gatanis, an owner, understood more handicapped spaces would be needed than the existing two. He also thought thirteen existing parking spaces would be lost. Mr. Mazza asked about the balloon lift off area. That activity no longer operates at the site.

Atty. Curzi said he understands a survey would be required. Formal plans would be drawn showing setbacks and parking spaces, and that the height limit would not be exceeded. That information would be reviewed by the Board and Zoning and Construction Officials. Mr. Ryland wanted assurance that restrooms for banquet facilities would be adequate. Mr. Curzi indicated they should be adequate. Mayor Mazza asked if the Chalet had a fire tank. Mr. Gatanis was told approval would be required from the Fire Marshal. Any proposed lighting would be required to comply with the Ordinance. Mrs. Corcoran asked how patrons would know when the proposed banquet facility entrance was not to be used.

Mr. Gatanis said there would be appropriate signage. Mr. Ryland thought the Board would prefer construction of a storage area. This would eliminate the storage trailer.

Mr. Bischoff returned after the above discussion.

**MBP Group LLC: Block 12, Lot 8.03, Charlestown Road:** Mike Schengrund appeared before the Board asking to construct a 2,600 square foot pole barn on the property. Mr. Schengrund had met with Mr. McManus, Zoning Official, and was told proposal is in compliance with ordinance setbacks. Mr. Schengrund had notified property owners within 200-feet. Mayor Mazza asked if the property was in woodland management. Mr. Schengrund was unfamiliar with that term. Mr. Bischoff said it refers to a State Certified Plan. Mr. Martin provided relevant information on woodland management. He did not believe the property would comply. The MBP Group presently stores woodchips on the site from their existing landscaping business.

The zoning of the property was discussed. It is in the PC District. Mr. Schengrund said that previously the property was zoned Residential. Mr. Bischoff thought it had been zoned Light Industrial. Mr. Ryland asked the proposed use for the barn. Mr. Schengrund said MBP plans to store landscaping equipment in the barn and would also include a workshop for their use. A septic system is not allowed since the property is in the Highlands. Mr. Schengrund proposed a well. Mr. Ryland asked about exterior storage of materials. Mr. Bischoff recited allowed uses, as set forth in the Ordinance. He said the proposal does not meet requirements. Mr. Schengrund asked about allowable uses. Mr. Bischoff cited the allowed uses. Most of the uses would require a septic system. Mrs. Corcoran mentioned composting toilets. She said that nitrates are removed by the toilets. The possibility of a kennel was mentioned, as was a repair shop for the MBP business.

Mr. Ryland asked how Mr. Schengrund could be helped. Mr. Bischoff thought an engineer would be required to clarify the options. Mr. Bischoff thought that Mr. Schengrund should have an additional discussion with the Zoning Official and bring an updated proposal to the Board.

**Red Hills Quarry: Block 22, Lot 30, 5 Route 173 East:** Ron Cutlip, Architect, gave a brief overview of the proposal. The property is currently in the Quarry District and a request would have to be made to rezone it for residential use. A town home community is proposed. Mr. Cutlip asked to have a meeting with the Board's Planner and Engineer. Mr. Bischoff told Mr. Cutlip they work for the Township, not the applicant. Mr. Bischoff urged Mr. Cutlip to familiarize his client about COAH requirements. Mayor Mazza said the Township prefers COAH Units to be built on-site. Mr. Bischoff asked if a clubhouse was proposed, as well as a homeowners association for maintenance matters. Employees for maintenance purposes would also impact COAH numbers. Mayor Mazza asked about blasting. Mr. Cutlip said some blasting would be necessary.

Mr. Cutlip said 300-foot buffers are proposed. An on-site sewage-treatment plant is proposed. However, the location for the plant has not been firmly established. The source of water remains uncertain, since there is a moratorium on water from the Town of Clinton. Approximately one-third of the property will be in open space. Very few trees will need to be removed. The existing trees are mostly hardwood. The proposed family homes will have approximately 2,000 square feet. There will be garages. Mr. Badenhausem mentioned the impact on the Township Schools. Mr. Cutlip asked if there was a preference for mixed dwellings. He will look into that matter. Mrs. Corcoran mentioned the large amount of wastewater produced by the proposal. Mayor Mazza asked if the units would be identical. Mr. Cutlip said there would probably be a number of different architectural facades. He also said heavy screening of the Block Plant is proposed. Mrs. Corcoran asked about vacant lots shown on the concept plan. Mr. Cutlip explained they are not part of the proposal.

Mr. Ford advised Mr. Cutlip to proceed with additional research. Mr. Ford also said applicant should obtain a copy of the Environmental Impact Checklist from the Board office. The rezoning issue was revisited. Mr. Cutlip will pursue requesting that the property be rezoned RM/Multi-Residential. Mayor Mazza asked about proposed lighting. Mr. Cutlip indicated applicant will comply with the Ordinance. Mr. Cutlip said there will probably be walking trails. Bicycle trails may be considered. He emphasized the natural beauty of the property. Wildlife abounds on the site. Mr. Bischoff emphasized the importance of the Stormwater Management Plan. Mr. Cutlip said the plan will be designed to meet all requirements.

**Public Comments/Other Discussion:** A resident asked about rezoning. Mr. Bischoff said the matter would be addressed by the Board.

**Engine Braking Ordinance:** Mr. Ford asked Mayor Mazza for an update. Mr. Mazza said the Ordinance is being prepared by Atty. Jost. It will be brought up at the March 5, 2008 Committee meeting. Proposed no-parking, no-stopping and no-idling ordinances will also be discussed, as well as weight limitations for sections of Frontage Road. Freeholder Matthew Holt will attend the March 5, 2008 meeting and apprise the Committee of proposals for low-noise resurfacing work on Interstate 78. Mr. Holt will provide a Resolution addressing the matter. Mrs. Corcoran said Mr. Harclerode, UTEC, has been working on the project. Mayor Mazza expressed appreciation to Mr. Harclerode for his work. Mr. Badenhausem asked Mr. Mazza about signage. Mr. Mazza said that issue is tied into Frontage Road, excessive truck traffic, and the Greenwich Township Weigh Station. Mr. Mazza said a traffic study should be done when the Weigh Station was open and when it was closed. John Glynn, Hunterdon County Roads and Bridges Department, is working with the Township.

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**Correspondence:** Lebanon Township Planning Board's comments on Highlands, letter dated 2/26/08. Mr. Ford said it was for the Board's information.

**Motion to Adjourn:** Mr. Bischoff made a motion to adjourn. Mrs. Corcoran seconded the motion. (8:45 p.m.)

Grace A. Kocher, Secretary